



## City of Jonesville Planning Commission 2022 Annual Report

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This report is provided in accordance with the Michigan Planning Enabling Act (MPEA), Public Act 33 of 2008. It reports the Commission's operations during the 2022 calendar year and the status of planning activities.

### **Development Activities**

The following development applications were reviewed by the Planning Commission in 2022:

- The Planning Commission recommended two representatives to serve on a joint committee with representatives from the Downtown Development Authority (DDA) and City Council. The committee has provided review of proposals for the redevelopment of the Klein Tool building and potential future use of the upper floors of City Hall. An architectural study will begin in early 2023 for City Hall utilization.
- The Planning Commission reviewed the concept plan submitted by DH Roberts Construction for the potential redevelopment of the former Klein Tool building. The Downtown Development Authority and City Council have subsequently approved entering into a development and purchase agreement with the company to proceed with the project. Design plans are anticipated to be submitted for Planning Commission review in 2023.
- An informal review of plans from Key Opportunities, Inc. for a Planned Unit Development housing proposal was conducted in late 2022. The project would provide housing and support services to persons with disabilities, senior citizens, and veterans. A formal application has been received and will be considered in early 2023.

### **Ordinance Amendments**

The Planning Commission has appointed a standing **Ordinance Subcommittee** for the review and recommendation for potential amendments on an as-needed basis. There were no amendments considered in 2022.

### **Master Plan**

The second half of 2022 was focused on an update to the Recreation Master Plan, to be incorporated into the development Master Plan. The Planning Commission developed a scope for the updates, hosted a public input session at Wright Street Park in October, gathered survey input on sidewalks and pathways, and has begun to consider potential improvements to parks, based on the comments received. The Recreation Master Plan is expected to include prioritized concept plans for improvements to Wright Street Park and Carl Fast Park. It will also include a sidewalk and pathways survey and prioritized additions to walking and biking facilities.

The Planning Commission approved the revised development Master Plan at their meeting on January 9, 2019. The City Council subsequently approved the Plan by resolution on January 16, 2019. Per the MPEA, at least every 5 years after adoption of a Master Plan, a Planning Commission shall review the plan and determine whether to commence the procedure to amend or adopt a new plan.

Chapter 5 of the Master Plan includes an implementation plan and identifies priorities to be completed by various City boards and committees. The following highlights several accomplishments to date:

- The Downtown Development Authority (DDA) and City Council are currently negotiating a development and sale agreement for **the former Klein Tool Building**. This project was the top community priority in the Master Plan. If the project is successful, the site will be developed for mixed-uses, including retail near Chicago Street and a multi-story market rate apartment building.
- The DDA is collaborating with the Michigan Department of Transportation (MDOT) on **future capital projects**, including streetscape improvements and a potential “road-diet” for Chicago Street through Downtown. It is anticipated that public meetings regarding this project will be held in the first quarter of 2023 to solicit public input.
- The Local Development Finance Authority (LDFA) has engaged in **strategic planning of future projects** to commence in the 2023 and 2024 fiscal years. They have identified development of an entrepreneurial park, supporting workforce training, and partnerships in developing workforce housing as top priorities.
- Grant funds have been awarded for **Maumee Street**. The street will be resurfaced from Chicago Street to Adrian Street, with a left-turn lane to be added south of Adrian Street near the school facilities. Sidewalk ramp improvements and water service upgrades will also be completed with the project, which is expected to start after school gets out in 2023.
- The DDA and LDFA will hold **joint informational meetings** to provide activity reports and information updates, as required by Public Act 57 of 2018 at the DDA and Council meetings in January. Reports are posted on the DDA and LDFA sections of the City website.

Additional information regarding the updated Master Plan can be found on the City’s website at <http://jonesville.org/Boards/PlanningCommission/MasterPlanandEconomicDevelopment.aspx>.

### **Redevelopment Ready Communities**

The Michigan Economic Development Corporation (MEDC) **Redevelopment Ready Communities (RRC) program** is designed to promote effective redevelopment strategies through a set of best practices. In order to engage in the program, interested communities must complete training, a self-evaluation of current practices, and pass a resolution expressing intent to participate in RRC. The City engaged in the program in 2018 and has been updating practices toward certification.

Our RRC Planner reports that the City has accomplished 70% of the objectives to meet RRC Essentials expectations. Completion of additional Essentials expectations will be a future goal.

### **Capital Improvement Planning**

The Planning Commission completed a review of near- and long-term infrastructure projects, through the review of the 2022-23 through 2027-28 **Capital Improvement Program (CIP)**. The review included a discussion of the interface of this planning document with the annual budget, including the budget allocations for priorities identified in the Master Plan.

Review of the CIP by the Planning Commission is important to assure that budget objectives are consistent with the long-range plan of the community.